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ISAACS *v.* ISAACS.

Sept. 9, 1915.

[86 S. E. 105.]

1. Divorce (§ 256*)—Alimony—Judgment—Lien.—Under Code 1904, § 3567, providing that every judgment for money rendered against any person shall be a lien on all the real estate of such person, a decree for alimony and suit money in favor of a wife in a separation suit constitutes a lien upon all the real estate of the husband.

[Ed. Note.—For other cases, see Divorce, Cent. Dig. §§ 725, 726; Dec. Dig. § 256.* 1 Va.-W. Va. Enc. Dig. 299.]

2. Divorce (§ 256*)—Alimony—Lien.—In a separation suit, a temporary decree for alimony, which was subsequently made permanent, constituted but one lien against the land of the husband, dating from the entry of the first decree.

[Ed. Note.—For other cases, see Divorce, Cent. Dig. §§ 725, 726; Dec. Dig. § 256.* 1 Va.-W. Va. Enc. Dig. 299.]

3. Divorce (§ 256*)—Alimony—Priority of Lien.—A decree for alimony to the wife in a separation suit, payable in monthly installments during the lifetime of the wife, constitutes a lien in her favor upon the husband's real estate from the date of the decree, not only for the installments presently due, but for those that will fall due in the future; hence a decree for alimony, rendered prior to confession of judgment by the husband, took priority as against such judgment, when attempted to be enforced by the creditor.

[Ed. Note.—For other cases, see Divorce, Cent. Dig. §§ 725, 726; Dec. Dig. § 256.* 1 Va.-W. Va. Enc. Dig. 299.]

Appeal from Circuit Court, Russell County.

Suit by Minine L. Isaacs against the guardian of H. B. Isaacs. From a decree for defendant, plaintiff appeals. Reversed and remanded.

See, also, 115 Va. 562, 79 S. E. 1072.

W. W. Bird and *H. A. Routh*, both of Lebanon, for appellant.
Finney & Wilson, of Lebanon, for appellee.

*For other cases see same topic and KEY-NUMBER in all Key-Numbered Digests and Indexes.